

**REGULAR MEETING AND PUBLIC HEARING  
OF THE CITY OF FALLS CHURCH PLANNING COMMISSION  
19 APRIL 2010**

1. CALL TO ORDER: Chair Lawrence called the meeting to order at 7:08 PM.

2. ROLL CALL:

Members Present: Ms. Hockenberry  
Mr. Lawrence  
Ms. Rodgers  
Ms. Teates  
Mr. Wodiska

Members Absent: Mr. Kearney  
Mr. Meeks

Administrative Staff Present: Ms. Cotellessa, General Manager of Development  
Services and Planning Director

3. ADOPTION OF AGENDA: Ms. Teates moved, and Ms. Hockenberry seconded, to adopt the Agenda as presented. The motion passed on voice vote.

4. PLANNING COMMISSION REPORTS:

Ms. Rodgers reported that the Zoning Ordinance Advisory Committee (ZOAC) would meet on April 22 and on April 28. She stated that one session's discussion would concentrate on nonconforming lots. Ms. Rodgers advised that the ZOAC was working very hard to complete its work.

Ms. Teates noted the City's proposal to sell The Pendleton House and the adjacent vacant parcel. She inquired whether the corner lot would have sufficient front yard setbacks. Ms. Cotellessa reported that both parcels are large and contain more than the minimum square footage in their zoning district.

Ms. Hockenberry reported sighting signage and brew tanks at the future location of Pizzeria Orso. She expressed her hope that the restaurant would be opening very soon.

5. RECEIPT OF PETITIONS: None.

**MINUTES OF THE 19 APRIL 2010 MEETING  
OF THE CITY OF FALLS CHURCH PLANNING COMMISSION  
UNAPPROVED DRAFT**

42 6. PLANNING DIRECTOR'S REPORT:

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44 Ms. Cotellessa advised that The Wilden site plan is undergoing changes. She noted  
45 that the written monthly report had been provided in the Commission's package.

46  
47 Mr. Wodiska inquired about the staff update in the monthly report for 444 West  
48 Broad Street concerning monies owed to the City and the as-built plans. Ms.  
49 Cotellessa responded that the monies owed to the City were a result of the  
50 developer's Voluntary Concession at Special Exception approval. Given the current  
51 economic climate, the developer is working with the City Treasurer's office on a  
52 repayment plan related to the sale of the condominium units. The developer and  
53 the City had entered into an agreement to permit the developer to make monthly  
54 payments rather than a lump sum. She concurred that as-built drawings were  
55 usually submitted earlier, however, the negotiated undergrounding of utilities on  
56 West Broad Street was complicated by an adjacent property owner. The as-builts  
57 have been filed and are currently under review by the City's Environmental Services  
58 Department.

59  
60 In response to Mr. Wodiska's inquiry about the Bike/Pedestrian Master Plan  
61 mentioned in the monthly report, Ms. Cotellessa stated that a Comprehensive Plan  
62 update would be provided at the joint worksession that follows tonight's Planning  
63 Commission meeting. A consultant team was selected after interviews and  
64 negotiations with all bidders. The contract for the work is currently under review by  
65 the Virginia Department of Transportation (VDOT). It is anticipated that the  
66 contract will be ready for City Council approval in early May.

67  
68 Ms. Rodgers advised that she often hears from citizens concerning single family  
69 residential development projects and inquired to whom those questions and  
70 concerns should be directed. Ms. Cotellessa identified the various components of  
71 grading plan review and field inspections and promised to provide a list to  
72 Commissioners.

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74 7. OLD BUSINESS: None.

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76 8. NEW BUSINESS: None.

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78 9. OTHER BUSINESS: None.

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80 10. APPROVAL OF MINUTES: The Minutes of March 17, 2010 were approved as  
81 presented.



11. ADJOURNMENT: The meeting adjourned at 7:16 PM. Immediately following the meeting, the Planning Commission met in a joint worksession with the Economic Development Authority to discuss:

1. Lessons Learned From Mixed-Use Development Projects
  - A. Filling commercial space in mixed-use buildings
  - B. Building design, voluntary developer concessions, conditions, and other issues
  - C. Landscaping, parking issues
2. Efforts To Retain Existing Businesses And Bring New Businesses Into The City
3. Regulatory And Fiscal Incentives For Attracting Development
4. Comprehensive Plan Process
  - A. Outline and overview of process
  - B. Board/Commission/Public Input
  - C. Scorecard

Respectfully Submitted:

Noted and Approved:

Debra L. Gee  
Recording Secretary

Suzanne M. Cotellessa  
General Manager of Development  
Services and Planning Director

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